

A.P.N.: 001-260-29
File No: 116-2638415 (IK)
R.P.T.T.: \$126.75

LINCOLN COUNTY, NV **2021-161588**
\$163.75
RPTT:\$126.75 Rec:\$37.00 **11/05/2021 09:15 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
James Vincent
850 South Boulder Highway #247
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Leslie A. Park, Successor Trustee of the James L. Park Separate Property Trust, dated February 23, 2015, as amended, or restated, or his successors

do(es) hereby *GRANT, BARGAIN and SELL* to

James Vincent, an unmarried man, (previously married)

the real property situate in the County of Lincoln, State of Nevada, described as follows:

A PORTION SITUATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL TWENTY FIVE (25), (SE 1/4, NE 1/4, SE 1/4, SE 1/4), AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED, JULY 3, 2006 IN PLAT BOOK "C" PAGE 232, AS FILE NO. 126781, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

James L. Park Separate Property Trust, dated
February 23, 2015

Leslie Park, Successor Trustee

Leslie Park, Successor Trustee

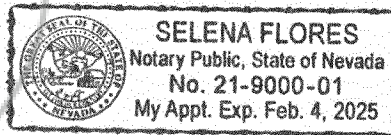
STATE OF **NEVADA**)
)
) : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on October 28, 2021 by
**Leslie A. Park, Successor Trustee of the James L. Park Separate Property Trust, dated
February 23, 2015, as amended, or restated, or his successors.**

Sel

Notary Public

(My commission expires: Feb 4, 2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 116-2638415.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-260-29
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$32,400.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$32,400.00
 d) Real Property Transfer Tax Due \$126.75

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Leslie A. Park*
 Signature: _____

Capacity: Grantor
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Leslie A. Park, Successor Trustee
 of the James L. Park Separate
 Property Trust, dated February
 23, 2015
 Print Name: 23, 2015
 Address: 4415 Topaz St
 City: Las Vegas
 State: NV Zip: 89121

James Vincent
 850 South Boulder Highway
 #247
 Print Name: James Vincent
 Address: #247
 City: Henderson
 State: NV Zip: 89015

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: 701 N Green Valley Pkwy, Ste 120
 City: Henderson

File Number: 116-2638415 IK/ av
 State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)